

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
SIXTY VINING COURT HOMEOWNERS ASSOCIATION, INC.**

**A CONDOMINIUM PURSUANT TO THE FLORIDA
CONDOMINIUM ACT**

1. Section 16.1(a) is amended as follows:

No condominium unit owner may dispose of a condominium unit by sale or lease without approval of the Board of Directors of the Association, provided however, no condominium unit may be leased for a period of less than ~~three (3) months~~ **one (1) year**.

2. Section 13.2(a) is amended as follows:

Air conditioning and heating, except for ducts, compressors, and air carriers **which service part or parts of the condominium other than the owner's unit**, the patio or terrace serving each unit, if any, including the screening thereon, if any, all other interior portions of the unit, any enclosure or modification of the condominium unit installed by the owner thereof other than the Developer, and exterior doors except for the painting of exterior doors. The maintenance and upkeep of screen enclosures shall not be considered part of the common expenses of the Association. Expressly provided, however, that the exterior walls of the condominium building, when enclosed by a screen enclosure, shall be maintained by the Association expressly limited to painting.

3. Section 18(g) is amended as follows:

~~(g) Not allow any children under eighteen (18) years of age to reside on the premises, except where such children are house guests or visitors. House guests under eighteen (18) years shall not reside on the premises for more than thirty (3) days during any one (1) year period.~~ **House guests are restricted to thirty (30) calendar days per one (1) year period. Board approval must be obtained if a longer occupation period is desired.**

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**FIRST AMENDMENT TO
BYLAWS OF SIXTY VINING COURT HOMEOWNERS
ASSOCIATION, INC.**

**A CONDOMINIUM PURSUANT TO THE FLORIDA
CONDOMINIUM ACT**

1. Article IV, Section I is amended as follows:

Section One. Annual Meetings. Within forty-five (45) days after the date on which unit owners other than developer own fifteen percent (15%) of the units that will eventually be operated by the association, the governing board shall call and give notice of the first annual meeting of unit owners, which meeting shall be held not less than thirty (30) nor more than forty (40) days after the date of the notice. At such meeting one-third (1/3) of the officers and directors of developer holding office as members of the governing board shall resign, as provided elsewhere in these bylaws, and unit owners other than developer shall elect one (1) member to the board. Thereafter, annual meetings of the unit owners shall be held on the first Monday in October of each succeeding year. At each such subsequent meeting the unit owners shall elect a number of members to the governing board sufficient to fill all vacancies and to replace or reelect members who terms have expired. Unit owners may also transact such other business of the association as may properly come before the meeting. **Starting in 2016, and continuing each year thereafter, annual meetings of the unit owners shall be held on the first Monday in February.**

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**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
SIXTY VINING COURT HOMEOWNERS ASSOCIATION, INC.**

**A CONDOMINIUM PURSUANT TO THE FLORIDA
CONDOMINIUM ACT**

1. Section 18(g) is amended as follows:

(18) Obligations of Members: In addition to other obligations and duties heretofore set out in this Declaration, every condominium unit owner shall:

~~(g) Not allow any children under eighteen (18) years of age to reside on the premises, except where such children are house guests or visitors. House guests under eighteen (18) years shall not reside on the premises for more than thirty (3) days during any one (1) year period.~~

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